

CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- January 18, 2019
121 N. LaSalle Street- Room 200

Approval of the minutes from the December 21, 2018 regular meeting of the Board.

Approval of the agenda for the January 18, 2019 regular meeting of the Board.

9:00 A.M.

1-19-S	ZONING DISTRICT: C1-1	WARD: 30
APPLICANT:	PI Tower Development	
OWNER:	Marco Investments, LLC	
PREMISES AFFECTED:	3394 N. Milwaukee Avenue	
SUBJECT:	Application for a special use to establish a free standing 105' high wireless communication tower.	

- **Approved**

2-19-Z	ZONING DISTRICT: C1-1	WARD: 30
APPLICANT:	PI Tower Development, LLC	
OWNER:	Marco Investments, LLC	
PREMISES AFFECTED:	3394 N. Milwaukee Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 8.2' for a proposed free standing 105' high wireless communication tower.	

- **Approved**

3-19-Z	ZONING DISTRICT: C1-1	WARD: 30
APPLICANT:	PI Tower Development, LLC	
OWNER:	Marco Investments, LLC	
PREMISES AFFECTED:	3394 N. Milwaukee Avenue	
SUBJECT:	Application for a variation to increase the maximum height from 75' to 105' for a proposed free standing wireless communication facility.	

- **Approved**

4-19-Z	ZONING DISTRICT: RT-4	WARD: 43
APPLICANT:	1963 N Dayton, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1963 N. Dayton Street	
SUBJECT:	Application for a variation to reduce the front setback from the required 10.08' to 9', north setback from 2' to 1' (south setback to be 3'), combined side setback to be 4' for a proposed three-story, single family residence with a detached garage with a roof deck.	

- **Approved**

WARD: 27

Chicago 925 Investment Partners, LLC

Same as applicant

925 W. Chicago Avenue

Application for a special use to expand an existing special use for two new dwelling units in the basement of an existing building with retail at ground floor and thirty- four dwelling units above for a total of thirty-six dwelling units.

- **Approved**

WARD: 27

Chicago Investment Partners, LLC

Same as applicant

925 W. Chicago Avenue

Application for a special use to reduce the number of required parking spaces from the required thirty-six spaces to seventeen for the expansion of an existing special use from thirty-four dwelling units to thirty-six dwelling units. This is a transit served location.

- **Approved**

WARD: 27

Van Hardin, LLC

CA Residential 713 N Milwaukee, LLC

713 N. Milwaukee Avenue

Application for a special use to establish a barber shop.

- **Approved**

WARD: 23

Maria Rico

Same as applicant

5223 S. Kilbourn Avenue

Application for a variation to reduce the north setback from the required 2.4' to 1.1 (south to be 6.4'), combined side setback shall be 7.5' for a proposed second floor addition to the existing two-story, three dwelling unit building being converted to a single family residence.

- **Approved**

WARD: 32

Application for a variation to reduce the north setback from the required 2' to zero, south setback from 2' to zero, combined side setback from 5' to zero, rear setback from 37.25' to 2' for a proposed bridge connection from the rear of the existing building to a proposed roof deck.

- WARD: 26**

Application for a variation to reduce the front setback from the required 10.30' to 3', rear setback from 25.20' to 2' combined side setback from 5' to zero for a proposed two-story, single family residence with two car garage with roof deck and stairs.

- WARD: 26**

Application for a variation to relocate the 143 square feet of the required 225 square feet of rear yard open space to the garage roof deck which is more than 4' above grade to serve a proposed two-story, single family residence.

- WARD: 18**

Application for a special use to establish a one lane drive-through to serve a proposed one-story restaurant.

- 3

- **Approved**

- **Approved**

- **Approved**

- **Approved**

17-19-Z
APPLICANT: George Street Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1246 W. George Street
SUBJECT: Application for a variation to reduce the front setback from 4.25' to zero, east setback from 2' to zero, west setback from 2' to zero, combined side setback from 5' to zero for a proposed third story addition, rear roof decks, and open stairs for roof deck access on the existing office building to be converted to a single family residence.

- **Approved**

18-19-Z
APPLICANT: George Street Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1246 W. George Street
SUBJECT: Application for a variation to relocate the required 199.88 square feet of rear yard open space to a deck that is more than 4' above grade for an existing office building to be converted to a single family residence.

- **Approved**

19-19-Z
APPLICANT: George Street Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1246 W. George Street
SUBJECT: Application for a variation to expand the existing floor area by no more than 14.98% (640.07 square feet) for a total of 4,906.82 square feet for a proposed third floor addition, roof deck and open stairs to access roof decks for the existing office building to be converted to a single family residence.

- **Approved**

20-19-Z
APPLICANT: L2W, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3801 W. Fullerton Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 24.75' for a proposed second floor addition with two dwelling units to an existing one-story building with retail, restaurant with outdoor patio at grade.

- **Approved**

- **Approved**

- Continued to February 15, 2019 at 2:00 p.m.

- **Approved**

- **Approved**

- **Denied**

- **Denied**

- **Approved**

- Continued to February 15, 2019 at 2:00 p.m.

- Continued to February 15, 2019 at 2:00 p.m.

- **Approved**

31-19-S **ZONING DISTRICT:** B3-1 **WARD:** 23
APPLICANT: Emer Gomez
OWNER: Monica Magdaleno
PREMISES AFFECTED: 7008 W. Archer Avenue
SUBJECT: Application for a special use to establish a hair salon.
 • Approved

32-19-S **ZONING DISTRICT:** B3-2 **WARD:** 32
APPLICANT: The Fade Lounge, LLC
OWNER: Perducci, LLC
PREMISES AFFECTED: 3035 W. Fullerton Avenue
SUBJECT: Application for a special use to establish a barber shop.

- **Approved**

33-19-Z

APPLICANT:	Board of Education
OWNER:	Public Building Commission
PREMISES AFFECTED:	6530 W. Bryn Mawr Avenue
SUBJECT:	Application for a variation to reduce the rear setback from the required 50' to 11.33', south side setback from 28.75' to 16.17' (north to be 28.75'), for proposed accessory recreational equipment including a turf field with backstop, bleachers with pressbox, light poles, 20' high chain link fence, and two new tennis courts to serve the existing high school.

• Continued to February 15, 2019 at 2:00 p.m.

34-19-S **ZONING DISTRICT: B3-1** **WARD: 39**
APPLICANT: Mariana C. Deaconu dba MCD Defined Beauty Inc.
OWNER: Ladd Kulhanek
PREMISES AFFECTED: 6318 N. Cicero Avenue
SUBJECT: Application for a special use to establish a beauty salon.

- Approved

35-19-S	ZONING DISTRICT: B3-1	WARD: 39
APPLICANT:	Mariana C Deaconu dba MCD Defined Beauty, Inc.	
OWNER:	Ladd Kulhanek	
PREMISES AFFECTED:	6318 N. Cicero Avenue	
SUBJECT:	Application for a special use to establish a body art service (micro-blading, machine and blade).	
<ul style="list-style-type: none">• Approved		

36-19-S	ZONING DISTRICT: B3-1	WARD: 50
APPLICANT:	Congregation Ohel Tefilah	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2733 W. Touhy Avenue	
SUBJECT:	Application for a special use to establish a religious assembly within an existing one-story building.	
<ul style="list-style-type: none">• Approved		

- **Approved**

- **Approved**

- **Approved**

- **Withdrawn**

- **Approved**

- **Approved**

- **Approved**

- Continued to February 15, 2019 at 9:00 a.m. Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, fourth Board member to read transcript and vote at the February Zoning Board of Appeals hearing.

CONTINUANCES

- **Dismissed for want of prosecution.**

- Continued to March 15, 2019 at 2:00 p.m.

- Continued to March 15, 2019 at 2:00 p.m.

- **Approved with conditions (i.e., access stair approved; fence denied).**

50-19-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RS-2

WARD: 6

The LYTE Collective

Same as applicant

7604 S. St. Lawrence Avenue

Application for a variation to increase the existing floor area from 0.65 to 1.463 for a proposed two-story elevator addition on the existing three story community center building.

- **Approved**

51-19-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RS-2

WARD: 6

The LYTE Collective

Same as applicant

7604 S. St. Lawrence Avenue

Application for a variation to reduce the rear setback from the required 15, to zero (north to be zero) for a proposed two-story elevator addition on an existing three-story, community center building.

- **Approved**

52-19-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: B3-5

WARD: 1

Oasis of Bucktown, LLC

Same as applicant

2400 W. Wabansia Avenue / 1700-08 N. Western Avenue

Application for a variation to reduce the rear setback from the required 30' to zero for a proposed five-story building with ground floor retail, twenty-nine car interior garage and sixty dwelling units.

- **Approved**

53-19-Z

APPLICANT:**OWNER:**

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: B3-5

WARD: 1

Oasis of Bucktown

Same as applicant

2400 W. Wabansia Avenue / 1700-08 N. Western Avenue

Application for a variation to reduce one 8' x 18' parking space for a proposed five-story building with ground floor retail, twenty-nine interior parking spaces and sixty dwelling units above.

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- Continued to February 15, 2019 at 2:00 p.m.

- Continued to February 15, 2019 at 2:00 p.m.

- **Approved with conditions**

- **Approve**

- **Approved**

- **Approved**

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67-19-Z	ZONING DISTRICT: RT-4	WARD: 32
APPLICANT:	2230 Seeley, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2232 N. Avondale Avenue / 2230 N. Seeley Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 6.68' to zero, rear setback from 16.72' to 2', front rooftop enclosure setback from 20' to 17' for a proposed three-story, four dwelling unit building with four car garage and a nine foot fence.	

- **Approved**

68-19-Z	ZONING DISTRICT: RT-4	WARD: 32
APPLICANT:	2230 Seeley, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2232 N. Avondale Avenue / 2230 N. Seeley Avenue	
SUBJECT:	Application for a variation to relocate the required 278.97 square feet of rear yard open space to the proposed garage roof deck which will serve the proposed three-story, four dwelling unit building.	

- **Approved**

69-19-S	ZONING DISTRICT: C1-2	WARD: 25
APPLICANT:	Jefferson Street Partners, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1835-39 S. Canalport Avenue	
SUBJECT:	Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building with rear detached two and four car garage with roof deck and two open parking spaces.	

- **Approved**

70-19-Z	ZONING DISTRICT: C1-2	WARD: 25
APPLICANT:	Jefferson Street Partners, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1835-39 S. Canalport Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed four-story, six dwelling unit building with rear detached two and four car garage with roof decks and open bridge from the rear porch to the roof deck.	

- **Approved**

71-19-S	ZONING DISTRICT: B3-2	WARD: 48
APPLICANT:	Plan 9, LLC dba Rocket Tattoo	
OWNER:	Ljubo and Carolyn Pejovic	
PREMISES AFFECTED:	1008 W. Argyle Street	
SUBJECT:	Application for a special use to establish a body art service (tattoo).	

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- Continued to February 15, 2019 at 2:00 p.m.

- **Approved**

- **Approved with conditions**

- **Approved with conditions**

Adjournment.